



Richard Green
C/O Sycamore Cottage,
38 Ingbirchworth Road,
Thurlstone,
Barnsley

15th August 2017

Ref: AWA1940

Arboricultural Report for Homebuyers

at:
***Sycamore Cottage, 38 Ingbirchworth Road,
Thurlstone, Barnsley, S36 9QN***

Introduction

As instructed, we have visited the above site and inspected, from ground level, the two Sycamore trees growing within the rear garden of the property.

The trees were given a formal visual inspection, primarily in order to identify any obvious tree defects posing a present risk of harm and if necessary, manage these tree-related risks to an acceptable level. The trees were also assessed regarding the structural integrity of the property and the surrounding structures.

The property is stone residential dwelling with courtyard to the front and lawn garden to the rear. The rear garden contains two significant trees, numbered **T1** and **T2** on the attached plan. Other less significant vegetation was not surveyed in detail in this instance.

The soil on site was not assessed. For this report it is assumed that, in line with the geographic location, the property is not built upon heavy clay soils and the soils exhibit a low shrink/swell potential. Any doubt as to the structural condition of the property would require the advice of a structural engineer.



The Trees

Tree 1 (T1)

Sycamore *Acer pseudoplatanus*

Age Class	Height (m)	Stem Diameter at 1.5m (mm)	Crown Spread (m)	Overall Condition	Distance to property (m)	Future growth potential (yrs.)
Mature	20	890	16	Fair	8.6	40+

This is a significant tree situated to the rear of the property in a raised circular stone planter. The stone planter is around 0.5m higher than the surrounding garden area. The tree appears to have been historically situated within the planter, and as such it is likely the roots have adapted to the structure and topography. While this location will not provide the tree roots the same level of anchorage as an open grown tree, it shows no obvious sign of root plate movement or weakness. The base of the tree had some minor fissures and cavities yet in general appeared sound. The tree is single-stemmed becoming twin-stemmed at around 4m. The union of the main stems appeared sound with no obvious tight unions or included bark, which can weaken the strength of the union. The tree had minor pruning wounds from crown lifting yet the upper crown showed no signs of pruning works. The central and upper crown appeared in good condition with good secondary branch structure and dense vigorous foliage, with no significant deadwood or dieback. The tree appeared in fair condition with no major visible defects.

It is likely that the roots of the tree extend out close to or under the footings of the subject property. However, no property damage has been reported and it is likely they have coexisted for many decades without issue. The tree roots will be unlikely to impact the property in the future, assuming it has foundations built to an adequate standard and the soils exhibit a low shrink/swell potential.

The tree crown overhangs the adjacent land, the patio and garden area. Due to its large size, the residents may find the tree slightly overbearing. In the future, minor crown lifting work and selective branch reductions would avoid the crown overhanging excessively into the amenity space and causing nuisance issues.

Recommendation: *No urgent action required.*

Tree 2 (T2)

Sycamore *Acer pseudoplatanus*

Age Class	Height (m)	Stem Diameter at 1m (mm)	Crown Spread (m)	Overall Condition	Distance to property (m)	Future growth potential (yrs.)
Mature	20	990	16	Fair	17.5	40+

This is a significant tree situated in the rear garden adjacent to a summer house structure. The land to the south of the tree is on a terrace, with the land dropping sharply around 2m from the tree stem.

Occasional suckers or epicormic growth is around the base of the tree and occasional small fissures were noted at the base of the tree, yet in general the base appeared sound with no major visible defects. The tree is twin-stemmed at 2m. The union appeared sound, although there is a small cup-like formation at the union which is collecting dirt. A metal probe extended around 15cm down into the dirt at this point. While this may become an area of decay in the future, at present it is not an unacceptable defect. The tree has put on good reaction growth around this area, likely a response to compensate for the structure of the union. The main stems lean out to the east slightly, and the crown is dominant over the garden area, with a slightly unbalanced crown. Occasional pruning wounds were noted to the lower western crown and this is likely to exaggerate the dominance of the crown over the garden. The upper crown of the tree does not appear to have been historically pruned. The central and upper crown appeared in good condition with good secondary branch structure and dense vigorous foliage, with no significant deadwood or dieback.

It is very unlikely that the roots of the tree will extend out close to or under the footings of the subject property.

The tree crown overhangs the adjacent land and garden area. Due to its large size, the residents may find the tree slightly overbearing. In the future, minor crown lifting work and selective branch reductions would avoid the crown overhanging excessively into the amenity space and causing nuisance issues.

Recommendation: *No urgent action required.*

Future Tree Works

It is understood the trees are protected by a Tree Preservation Order. Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works, you should contact your Local Planning Authority to gain written statutory permission before any works take place.

When appointing a tree surgeon, please use only properly qualified and experienced companies and check that they carry adequate Public Liability and Employer's Liability Insurance.

All tree work should be carried out according to British Standard 3998: 2010 – *tree work: recommendations*.

Conclusion

The survey identified two Sycamores located in the rear garden.

The trees are large and visually dominant within the garden area. The trees were in a fair condition and currently did not pose an unacceptable risk to people or property.

If we can be of further assistance or should you require further information, please do not hesitate to contact me.

A. Winson

Mr Adam Winson. *Company Director. MSc, BSc (Hons), Chartered Arboriculturist, MICFor, MArborA, ACIEEM*







Tree Plan

Sycamore Cottage, S36 9QN
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SCALE: 1:250

PAPER: A4

	CATEGORY A: NO WORKS
	CATEGORY B: WORKS NEEDED
	CATEGORY U: FOR REMOVAL
	TREE STEM

